



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: **B-0**

August 22, 2002

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PROPOSED 2002 LOS ANGELES COUNTY
BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL CODES
ALL SUPERVISORIAL DISTRICTS
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

Introduce, waive reading, and schedule a public hearing regarding the enclosed ordinances which adopt by reference the 2001 California Building, Electrical, Plumbing, and Mechanical Codes, with amendments.

AFTER THE PUBLIC HEARING, IT IS RECOMMENDED THAT THE BOARD:

1. Find that those changes and modifications to the 2001 California Building, Electrical, Plumbing, and Mechanical Codes, apart from administrative changes, are reasonably necessary because of local climatic, geological, and/or topographical conditions, as detailed in the four respective ordinances and in Attachment A to this Board letter.
2. Find that the proposed ordinances are exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3).
3. Adopt the ordinances and establish their operative date as November 1, 2002.

4. Direct the Department of Public Works to file the adopted ordinances containing the Board's findings with the California Building Standards Commission.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The enclosed ordinances, when adopted, will update and set forth provisions and regulations for the enforcement of the Building, Electrical, Plumbing, and Mechanical Codes within the unincorporated areas of the County and the Contract Cities served by the County that elect to adopt the same ordinances by reference.

The California Health and Safety Code requires that the County adopt and enforce the same building standards as those contained in the California Building Standards Code with the exception that the County may establish more restrictive building standards reasonably necessary because of local climatic, geological, and/or topographical conditions. Health and Safety Code Sections 17958 and 18941.5 require that all amendments, together with the unamended portions of the California Building Standards Code, become effective 180 days after the publication of the California Building Standards Code. The Commission has established that date to be November 1, 2002. Accordingly, it is recommended that your Board establish the operative date of the amendments, together with the unamended portions of the California Building Standards Code, to be November 1, 2002. The proposed amendments will then become operative when the Board's findings are filed with the State of California Building Standards Commission.

Implementation of Strategic Plan Goals

The adoption of the County's building codes provides minimum construction and property maintenance standards that promote the health and welfare of the general public throughout our jurisdiction. By incorporating the most up-to-date building and safety standards, the County will be able to ensure that its Strategic Goals of Service Excellence, Organizational Effectiveness, Workforce Excellence, and Children and Families Well-Being are fully addressed.

FISCAL IMPACT/FINANCING

The revised geology and soils review fees, as confirmed by the Auditor-Controller, will create additional revenue that will be used to fully recover the costs of providing the public with these services.

There will be minimal impact on expenditures for the Department for training its personnel. All associated costs including these training costs and the printing of the new Codes are funded from construction-related plan review and permit revenues.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Ordinances amending Title 26 (Building Code), Title 27 (Electrical Code), Title 28 (Plumbing Code), and Title 29 (Mechanical Code) of the Los Angeles County Code have been prepared, approved as to form by County Counsel, and are enclosed together with their analysis.

The proposed ordinances will adopt by reference the 2001 editions of the State of California Building, Electrical, Plumbing, and Mechanical Codes and portions of the 1997 Uniform Building Code and AISC-Seismic Provisions for Structural Steel Buildings. In our continued efforts to provide consistency within the Los Angeles Basin and to provide the public with locally applicable and efficient codes, the Department of Public Works has, again, joined efforts with a majority of the cities within Los Angeles County to undergo thorough examinations of previous and proposed amendments. Many of the local amendments to the Codes are based on the model language generated by the Los Angeles Regional Uniform Code Program. This Regional Program is cochaired by the County and City of Los Angeles and has the support of all 89 local jurisdictions. The multijurisdictional groups' goal is to minimize differences in Code language and interpretation within the region, thereby assisting the local construction industry by unifying and streamlining the permitting process.

The ordinances will amend Titles 26, 27, 28, and 29 to reflect the most critical and necessary County amendments required because of local climatic, geological, or topographical conditions. The amendments have been prepared by the Department in accordance with Sections 17958 and 18941.5 of the California Health and Safety Code and the policy of your Board, with the findings clearly delineated for each of the proposed amendments in a chart which is set forth in the proposed ordinances and in Attachment A to this Board Letter. The ordinances also contain various administrative

changes which do not require special local findings. The last County update to the State Building Standards Code was approved by your Board on June 1, 1999.

Before adopting any nonadministrative amendments to the State Building Standards Code, the Board must make findings that such amendments are needed because of local climatic, geological, and/or topographical conditions.

In accordance with the requirements of Government Code Section 50022.3, the Board must schedule a public hearing after the first reading of the title of the adopting ordinances. Notices of the hearing are required to be published pursuant to Government Code Section 6066. A copy of the California Building, Electrical, Plumbing, and Mechanical Codes and the Uniform Building Code and the AISC-Seismic Provisions for Structural Steel Buildings must be on file with the Clerk of the Board at least 15 days preceding the hearing and made available for public inspection.

Pursuant to Government Code Section 66018, the Board must conduct a public hearing prior to adopting an ordinance adopting a new fee or approving an increase in an existing fee and must give notice of the public hearing pursuant to Government Code Section 6062a. The proposed ordinances include provisions which adjust the method of calculating existing fees to better recover the costs of providing certain services. The required public hearing on these fees may be combined with the public hearing regarding the adoption of the proposed ordinances amending the referenced County Codes. Further, the notice of the public hearing regarding the adjusted fees may be combined with the notice of the public hearing regarding the adoption of the proposed ordinances amending the referenced codes.

A sample, combined notice is submitted herewith.

CONTRACTING PROCESS

Not applicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Other Departments embarking on construction projects will be required to comply with the provisions of these ordinances if applications for permits to begin construction are submitted on or after the effective date of these ordinances.

Copies of the proposed Code changes were circulated to professional associations within the design and construction communities for review and comments. We have carefully evaluated the comments received as a result of the review and have incorporated those changes into the ordinances, where appropriate.

NEGATIVE DECLARATION/ENVIRONMENTAL IMPACT REPORTS

Adoption of these ordinances which adopt the California Building, Electrical, Plumbing, and Mechanical Codes by reference, with revisions, is exempt under the provisions of CEQA pursuant to State CEQA Guidelines Section 15061(b)(3).

CONCLUSION

Upon approval of the enclosed ordinances, the Clerk of the Board of Supervisors is requested to return a conformed copy of the ordinances and a copy of the approved Board letter to this Department.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

HA:ne
p:bspub/admin/codeadoption2002/BOARDLTR

Enc.

cc: Chief Administrative Officer
County Counsel
Executive Officer